

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme VICINITY CENTRES

ACN/ARSN 149 781 322

1. Details of substantial holder (1)

Name UniSuper Limited as trustee for UniSuper and UniSuper Management Pty Limited

ACN/ARSN (if applicable) 006 027 121

There was a change in the interests of the substantial holder on 12/06/2025
The previous notice was given to the company on 11/10/2021
The previous notice was dated 11/10/2021

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Voting power (6)	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary Shares/Stapled securities	368,551,567	8.10%	437,967,791	9.60%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
Refer to Appendix A					

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Persons entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
Refer to Appendix B					

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
UniSuper Limited	Level 1, 385 Bourke Street, Melbourne VIC 3000
UniSuper Management Pty Limited	Level 1, 385 Bourke Street, Melbourne VIC 3000

Signature

Harry Kavadias

Acting Head of Portfolio, Analysis and Implementation

sign here



date 17/06/2025

DIRECTIONS

- 1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- 2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- 3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- 4) The voting shares of a company constitute one class unless divided into separate classes.
- 5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- 6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- 7) Include details of:
 - a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).
See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- 8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- 9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

APPENDIX A

Date of Change	Persons whose relevant interest changed	Nature of Change	Consideration given in relation to change	Class of securities	Number of securities	Persons votes affected
17/06/2022	UniSuper	On-Market Sale	-47,947	Fully Paid Ordinary/units Stapled Securities	-27,566	-27,566
5/05/2022	UniSuper	On-Market Sale	-32,072	Fully Paid Ordinary/units Stapled Securities	-17,383	-17,383
23/03/2022	UniSuper	On-Market Purchase	17,692,342	Fully Paid Ordinary/units Stapled Securities	11,451,354	11,451,354
7/02/2022	UniSuper	On-Market Purchase	61,839	Fully Paid Ordinary/units Stapled Securities	39,910	39,910
14/10/2021	UniSuper	On-Market Purchase	15,802,200	Fully Paid Ordinary/units Stapled Securities	9,000,000	9,000,000
12/10/2021	UniSuper	On-Market Purchase	17,147,899	Fully Paid Ordinary/units Stapled Securities	11,098,964	11,098,964
1/03/2022	UniSuper	On-Market Purchase	202,035	Fully Paid Ordinary/units Stapled Securities	111,850	111,850
7/02/2022	UniSuper	On-Market Sale	-61,839	Fully Paid Ordinary/units Stapled Securities	-39,910	-39,910
12/10/2021	UniSuper	On-Market Sale	-17,147,899	Fully Paid Ordinary/units Stapled Securities	-11,098,964	-11,098,964
23/03/2022	UniSuper	On-Market Sale	-17,692,342	Fully Paid Ordinary/units Stapled Securities	-11,451,354	-11,451,354
29/08/2022	UniSuper	On-Market Purchase	346,856	Fully Paid Ordinary/units Stapled Securities	184,000	184,000
31/08/2022	UniSuper	On-Market Purchase	286,650	Fully Paid Ordinary/units Stapled Securities	148,200	148,200
1/12/2022	UniSuper	On-Market Purchase	8,918,034	Fully Paid Ordinary/units Stapled Securities	4,393,120	4,393,120
7/12/2022	UniSuper	On-Market Sale	-2,071,282	Fully Paid Ordinary/units Stapled Securities	-1,045,057	-1,045,057
8/12/2022	UniSuper	On-Market Sale	-5,131,626	Fully Paid Ordinary/units Stapled Securities	-2,582,888	-2,582,888
28/02/2023	UniSuper	On-Market Purchase	300,197	Fully Paid Ordinary/units Stapled Securities	146,400	146,400
28/02/2023	UniSuper	On-Market Purchase	23,045	Fully Paid Ordinary/units Stapled Securities	11,144	11,144
28/02/2023	UniSuper	On-Market Purchase	708,728	Fully Paid Ordinary/units Stapled Securities	345,000	345,000
1/03/2023	UniSuper	On-Market Purchase	10,328	Fully Paid Ordinary/units Stapled Securities	5,036	5,036
27/03/2023	UniSuper	On-Market Purchase	275,064	Fully Paid Ordinary/units Stapled Securities	139,644	139,644
5/05/2023	UniSuper	On-Market Sale	-104,562	Fully Paid Ordinary/units Stapled Securities	-50,451	-50,451
2/06/2023	UniSuper	On-Market Sale	-1,328,410	Fully Paid Ordinary/units Stapled Securities	-714,724	-714,724
24/07/2023	UniSuper	On-Market Purchase	516,128	Fully Paid Ordinary/units Stapled Securities	262,722	262,722
31/08/2023	UniSuper	On-Market Purchase	522,223	Fully Paid Ordinary/units Stapled Securities	279,000	279,000
31/08/2023	UniSuper	On-Market Purchase	236,492	Fully Paid Ordinary/units Stapled Securities	126,500	126,500
12/09/2023	UniSuper	On-Market Purchase	586,891	Fully Paid Ordinary/units Stapled Securities	323,000	323,000
29/09/2023	UniSuper	On-Market Purchase	257,909	Fully Paid Ordinary/units Stapled Securities	151,461	151,461
2/10/2023	UniSuper	On-Market Purchase	96,112	Fully Paid Ordinary/units Stapled Securities	56,267	56,267
2/10/2023	UniSuper	On-Market Purchase	145,856	Fully Paid Ordinary/units Stapled Securities	85,157	85,157
2/10/2023	UniSuper	On-Market Purchase	40,288	Fully Paid Ordinary/units Stapled Securities	23,556	23,556
3/10/2023	UniSuper	On-Market Purchase	259,385	Fully Paid Ordinary/units Stapled Securities	152,997	152,997
3/10/2023	UniSuper	On-Market Purchase	382,625	Fully Paid Ordinary/units Stapled Securities	225,428	225,428
4/10/2023	UniSuper	On-Market Purchase	235,405	Fully Paid Ordinary/units Stapled Securities	139,806	139,806
4/10/2023	UniSuper	On-Market Purchase	150,311	Fully Paid Ordinary/units Stapled Securities	88,960	88,960
5/10/2023	UniSuper	On-Market Purchase	157,865	Fully Paid Ordinary/units Stapled Securities	91,950	91,950
5/10/2023	UniSuper	On-Market Purchase	96,686	Fully Paid Ordinary/units Stapled Securities	56,463	56,463
6/10/2023	UniSuper	On-Market Purchase	158,939	Fully Paid Ordinary/units Stapled Securities	91,806	91,806
6/10/2023	UniSuper	On-Market Purchase	161,113	Fully Paid Ordinary/units Stapled Securities	92,869	92,869
9/10/2023	UniSuper	On-Market Purchase	380,136	Fully Paid Ordinary/units Stapled Securities	219,813	219,813
10/10/2023	UniSuper	On-Market Purchase	112,520	Fully Paid Ordinary/units Stapled Securities	63,437	63,437
10/10/2023	UniSuper	On-Market Purchase	273,539	Fully Paid Ordinary/units Stapled Securities	155,097	155,097
11/10/2023	UniSuper	On-Market Purchase	62,940	Fully Paid Ordinary/units Stapled Securities	35,624	35,624
12/10/2023	UniSuper	On-Market Purchase	180,728	Fully Paid Ordinary/units Stapled Securities	101,597	101,597
12/10/2023	UniSuper	On-Market Purchase	395,387	Fully Paid Ordinary/units Stapled Securities	221,138	221,138
13/10/2023	UniSuper	On-Market Purchase	310,074	Fully Paid Ordinary/units Stapled Securities	176,669	176,669
13/10/2023	UniSuper	On-Market Purchase	60,088	Fully Paid Ordinary/units Stapled Securities	34,266	34,266
13/10/2023	UniSuper	On-Market Purchase	266,659	Fully Paid Ordinary/units Stapled Securities	151,861	151,861
16/10/2023	UniSuper	On-Market Purchase	272,885	Fully Paid Ordinary/units Stapled Securities	156,212	156,212
16/10/2023	UniSuper	On-Market Purchase	203,552	Fully Paid Ordinary/units Stapled Securities	116,546	116,546
17/10/2023	UniSuper	On-Market Purchase	209,936	Fully Paid Ordinary/units Stapled Securities	118,642	118,642
17/10/2023	UniSuper	On-Market Purchase	227,886	Fully Paid Ordinary/units Stapled Securities	128,042	128,042
18/10/2023	UniSuper	On-Market Purchase	149,995	Fully Paid Ordinary/units Stapled Securities	83,793	83,793
18/10/2023	UniSuper	On-Market Purchase	20,500	Fully Paid Ordinary/units Stapled Securities	11,444	11,444
19/10/2023	UniSuper	On-Market Purchase	102,708	Fully Paid Ordinary/units Stapled Securities	58,302	58,302
20/10/2023	UniSuper	On-Market Purchase	105,147	Fully Paid Ordinary/units Stapled Securities	60,171	60,171
20/10/2023	UniSuper	On-Market Purchase	73,967	Fully Paid Ordinary/units Stapled Securities	42,066	42,066
23/10/2023	UniSuper	On-Market Purchase	31,887	Fully Paid Ordinary/units Stapled Securities	18,244	18,244
23/10/2023	UniSuper	On-Market Purchase	209,680	Fully Paid Ordinary/units Stapled Securities	119,313	119,313
26/10/2023	UniSuper	On-Market Purchase	260,389	Fully Paid Ordinary/units Stapled Securities	152,000	152,000
27/10/2023	UniSuper	On-Market Purchase	228,266	Fully Paid Ordinary/units Stapled Securities	133,000	133,000
22/11/2023	UniSuper	On-Market Purchase	379,365	Fully Paid Ordinary/units Stapled Securities	210,000	210,000
18/12/2023	UniSuper	On-Market Purchase	226,657	Fully Paid Ordinary/units Stapled Securities	112,000	112,000
18/12/2023	UniSuper	On-Market Purchase	309,130	Fully Paid Ordinary/units Stapled Securities	152,670	152,670
4/01/2024	UniSuper	On-Market Purchase	170,451	Fully Paid Ordinary/units Stapled Securities	85,480	85,480
27/02/2024	UniSuper	On-Market Purchase	414,555	Fully Paid Ordinary/units Stapled Securities	211,000	211,000
29/02/2024	UniSuper	On-Market Purchase	421,243	Fully Paid Ordinary/units Stapled Securities	217,000	217,000
11/04/2024	UniSuper	On-Market Purchase	270,779	Fully Paid Ordinary/units Stapled Securities	137,660	137,660
21/06/2024	UniSuper	On-Market Sale	-51,150	Fully Paid Ordinary/units Stapled Securities	-27,145	-27,145
30/09/2024	UniSuper	On-Market Purchase	34,868	Fully Paid Ordinary/units Stapled Securities	15,554	15,554
1/10/2024	UniSuper	On-Market Purchase	4,290	Fully Paid Ordinary/units Stapled Securities	1,909	1,909
7/10/2024	UniSuper	On-Market Sale	-38,947	Fully Paid Ordinary/units Stapled Securities	-17,463	-17,463
19/11/2024	UniSuper	On-Market Purchase	322,229	Fully Paid Ordinary/units Stapled Securities	147,970	147,970
10/12/2024	UniSuper	On-Market Sale	-1,484,694	Fully Paid Ordinary/units Stapled Securities	-720,000	-720,000
10/12/2024	UniSuper	On-Market Sale	-365,791	Fully Paid Ordinary/units Stapled Securities	-177,390	-177,390
28/02/2025	UniSuper	On-Market Purchase	6,262,216	Fully Paid Ordinary/units Stapled Securities	2,868,000	2,868,000
7/03/2025	UniSuper	On-Market Purchase	204,874	Fully Paid Ordinary/units Stapled Securities	95,660	95,660
11/03/2025	UniSuper	On-Market Purchase	1,763,453	Fully Paid Ordinary/units Stapled Securities	832,374	832,374
12/03/2025	UniSuper	On-Market Purchase	401,387	Fully Paid Ordinary/units Stapled Securities	189,335	189,335
13/03/2025	UniSuper	Off-Market Purchase	135,718	Fully Paid Ordinary/units Stapled Securities	61,951	61,951
13/03/2025	UniSuper	Off-Market Purchase	564,106	Fully Paid Ordinary/units Stapled Securities	257,500	257,500
13/03/2025	UniSuper	Off-Market Purchase	1,446,646	Fully Paid Ordinary/units Stapled Securities	660,357	660,357
7/05/2025	UniSuper	On-Market Sale	-7,458,664	Fully Paid Ordinary/units Stapled Securities	-3,096,247	-3,096,247
7/05/2025	UniSuper	On-Market Sale	-1,417,624	Fully Paid Ordinary/units Stapled Securities	-587,064	-587,064
15/05/2025	UniSuper	On-Market Purchase	41,876	Fully Paid Ordinary/units Stapled Securities	18,127	18,127
16/05/2025	UniSuper	On-Market Purchase	15,993,934	Fully Paid Ordinary/units Stapled Securities	6,840,779	6,840,779
22/05/2025	UniSuper	On-Market Purchase	1,643,221	Fully Paid Ordinary/units Stapled Securities	679,729	679,729
23/05/2025	UniSuper	On-Market Purchase	378,728	Fully Paid Ordinary/units Stapled Securities	156,327	156,327
26/05/2025	UniSuper	On-Market Purchase	8,323,888	Fully Paid Ordinary/units Stapled Securities	3,428,006	3,428,006
26/05/2025	UniSuper	On-Market Purchase	147,864	Fully Paid Ordinary/units Stapled Securities	60,938	60,938
11/06/2025	UniSuper	On-Market Purchase	1,523,008	Fully Paid Ordinary/units Stapled Securities	600,000	600,000
11/06/2025	UniSuper	On-Market Purchase	2,548,359	Fully Paid Ordinary/units Stapled Securities	1,000,000	1,000,000
11/06/2025	UniSuper	On-Market Purchase	7,591,975	Fully Paid Ordinary/units Stapled Securities	3,000,000	3,000,000
11/06/2025	UniSuper	On-Market Purchase	740,372	Fully Paid Ordinary/units Stapled Securities	293,340	293,340
11/06/2025	UniSuper	On-Market Purchase	1,082,273	Fully Paid Ordinary/units Stapled Securities	425,951	425,951
11/06/2025	UniSuper	On-Market Purchase	1,270,419	Fully Paid Ordinary/units Stapled Securities	500,000	500,000
11/06/2025	UniSuper	On-Market Purchase	5,081,676	Fully Paid Ordinary/units Stapled Securities	2,000,000	2,000,000
12/06/2025	UniSuper	On-Market Purchase	263,646	Fully Paid Ordinary/units Stapled Securities	103,668	103,668
12/06/2025	UniSuper	On-Market Purchase	56,655,704	Fully Paid Ordinary/units Stapled Securities	22,145,212	22,145,212
				TOTAL	57,534,732	57,534,732

APPENDIX B

Holder of relevant interest	Registered Holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class of securities	Number of securities	Person's Votes
UniSuper	BNP Paribas Nominees Pty Limited	UniSuper	Power to control voting & disposal of securities	Fully Paid Ordinary/units Stapled Securities	426,086,299	426,086,299
Closing number of units					426,086,299	426,086,299

APPENDIX B (TEN CAP AUSTRALIAN LONG/SHORT FUND)

Holder of relevant interest	Registered Holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class of securities	Number of securities	Person's Votes
UniSuper Ltd	Ten Cap Investment Management Pty Limited	Ten Cap Investment Management Pty Limited	Relevant Interest under Section 608(3)(a) of the Corporations Act as a result of holdings over 20% of the units in the Ten Cap Australian Long/Short Fund	Fully Paid Ordinary/units Stapled Securities	10,749,681	10,749,681
Closing number of units					10,749,681	10,749,681

APPENDIX B (RQI AUSTRALIAN LONG/SHORT FUND)

Holder of relevant interest	Registered Holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class of securities	Number of securities	Person's Votes
UniSuper Ltd	The Trust Company (RE Services) Limited	The Trust Company (RE Services) Limited	Relevant Interest under Section 608(3)(a) of the Corporations Act as a result of holdings over 20% of the units in the RQI Australian Long/Short Fund	Fully Paid Ordinary/units Stapled Securities	1,131,811	1,131,811
Closing number of units					1,131,811	1,131,811

TOTAL	437,967,791	437,967,791
--------------	--------------------	--------------------